

Memorandum

Date: March 16, 2015

To: Rocky Fork – Blacklick Accord Panel

From: Christine Leed, Columbus Planning Division

Re: Rocky Fork – Blacklick Accord Case #Z14-044: Transportation Memo

The following provides a summary of the draft traffic study and improvements projected for the area around the Rocky Fork – Blacklick Accord (RFBA) portion of the SR 161/Hamilton Development.

Summary of RFBA Proposed Development

- Proposal is part of a larger reconsideration of the interchange area.
- The site started out with manufacturing zoning and is currently zoned Commercial Planned Development (CPD).
- The proposal is for multifamily zoning with 600 dwelling units on the northeast corner of SR 161/Hamilton and 192 dwelling units on the northwest corner.
- Natural resources protection, trail and open space connectivity have been incorporated into the plan.

Summary of Drafted Transportation Analysis

- The Department of Public Service, Division of Traffic Management is working with the applicant to determine the timing of when the traffic signal at Heathland Lane and Hamilton Road would be warranted. The signal would likely need to be installed once the developer has built a certain percentage of the residential units on the east side of Hamilton Road (Subarea D).
- As a part of the Northeast Memorandum of Understanding to the north, widening of Hamilton Road to 3 or 5 lane (roadway width will be based on further analysis) has already been identified as a project to be constructed by utilizing future Tax Increment Financing (TIF) funds. The development at SR 161/Hamilton may influence the timeline for this project, however no set timeframe has been identified. Some interim turning lanes may need to be added prior to widening on the entire section of Hamilton Road between State Route 161 and Central College Road.
- Right-of-way dedications from development sites will minimize the right-of-way acquisitions needed for any future improvements to Hamilton Road or SR 161.
- The Ohio Department of Transportation has been involved with the traffic study process and will need to be involved with any necessary modifications to the freeway ramps at the interchange of SR 161 & Hamilton Road.
- The following chart summarizes the AM Peak Hour and PM Peak Hour projected volumes. (These counts shown represent 1 hour). In terms of daily traffic generated, the traffic counts go down significantly with the zoning changing from commercial to multifamily. Overall, the proposed multifamily zoning would generate a fourth of the daily traffic that would be generated by the commercial zoning.

	A.M. Peak # of Vehicles *		P.M. Peak # of Vehicles*	
	Entry	Exit	Entry	Exit
Subarea D (northeast corner)				
Existing Zoning: Commercial	237	145	770	834
Proposed Zoning: Multifamily	60	238	226	122
Subarea E (northwest corner)				
Existing Zoning: Commercial & Multifamily	53	110	173	136
Proposed Zoning: Multifamily	20	78	80	43

*the hour with the highest number of vehicles